



29 De Montfort Gardens, Boston, PE21 0HG



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Freehold

£279,950



Key Features

- Detached house
- Four bedrooms
- Lounge, dining kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating B





A modern detached house in a popular residential location. Having over 1,200 square feet of well presented accommodation comprising: entrance hall, cloakroom, lounge, dining kitchen and utility to ground floor. Master bedroom with en-suite, three further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, laminate flooring, smoke alarm, understairs storage cupboard and staircase rising to first floor.

CLOAKROOM

Having radiator, laminate flooring, extractor, close coupled WC and pedestal hand basin.

LOUNGE

6.23m x 3.49m (20'5" x 11'6")

Having window to front elevation, french doors with side screens to rear elevation, two radiators, laminate flooring, television aerial & telephone connection points.

DINING KITCHEN

6.23m x 3.3m (20'5" x 10'10")

(max) Having window to front elevation, french doors with side screens to rear elevation, part glazed door to side elevation, radiator, tiled floor and television aerial connection point. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset gas hob, integrated electric double oven, cupboards & drawers under, cupboards & stainless steel cooker hood over. Further work surface return with cupboard & kickboard heater under and space for american style fridge/freezer to side.

UTILITY

2.04m x 1.57m (6'8" x 5'2")

Having window to rear elevation, radiator, tiled floor, extractor, work surface with space & plumbing for automatic washing machine & tumble dryer under and cupboard housing gas fired boiler providing for both domestic hot water & heating.



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FIRST FLOOR LANDING

Having radiator, access to roof space, smoke alarm and built-in airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM

3.56m x 3.13m (11'8" x 10'4")

Having window to rear elevation, radiator, telephone connection point and built-in wardrobes with sliding doors.

EN-SUITE

Having window to rear elevation, heated towel rail, wood effect flooring, part tiled walls, extractor and shaver point. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin with cupboard under.



BEDROOM TWO

3.38m x 3.22m (11'1" x 10'7")

Having window to rear elevation and radiator.

BEDROOM THREE

3.76m x 2.4m (12'4" x 7'11")

(max) Having window to front elevation and radiator.

BEDROOM FOUR

2.95m x 3.04m (9'8" x 10'0")

(max) Having window to front elevation and radiator.

BATHROOM

Having window to front elevation, heated towel rail, wood effect flooring, part tiled walls and extractor. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin with cupboard under.



EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A block paved driveway to the side provides off-road parking and extends down the side of the property to the:

GARAGE

Having up-and-over door, light and power.

REAR GARDEN

Being enclosed and having a paved patio enclosed by picket fencing with gated access to a lawned garden and large decked seating area.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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Floorplan



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Newton Fallowell Boston (Sales)

01205 353100
boston@newtonfallowell.co.uk